| 162.0 | 0002 | 0004.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 1,120,200 / 1,120,200 |
| | | | | | USE VALUE: | 1,120,200 / 1,120,200 |
| | | | | | ASSESSED: | 1,120,200 / 1,120,200 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 89 | | OAKLAND AVE, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | FEINMANN PETER S |
| Owner 2: | FEINMANN KATHRYN J |
| Owner 3: | |
| Street 1: | 89 OAKLAND AVE |
| Street 2: | |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: Own Occ: Y |
| Postal: | 02476 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | FEINMANN PETER - |
| Owner 2: | FEINMANN KATHRYN - |
| Street 1: | 89 OAKLAND AVE |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02476 |

## NARRATIVE DESCRIPTION

This parcel contains 10,158 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1895, having primarily Aluminum Exterior and 4086 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 8 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|
| | | | |

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 10158.000 | 606,900 | 6,000 | 507,300 | 1,120,200 |
| Total Card | 0.233 | 606,900 | 6,000 | 507,300 | 1,120,200 |
| Total Parcel | 0.233 | 606,900 | 6,000 | 507,300 | 1,120,200 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 274.16 | /Parcel: 274.1

**Legal Description**

Entered Lot Size
Total Land:
Land Unit Type:

**User Acct** 108010

**GIS Ref**

**GIS Ref**

**Insp Date** 06/01/18

## PREVIOUS ASSESSMENT

Parcel ID 162.0-0002-0004.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2020 | 101 | FV | 606,900 | 6000 | 10,158. | 507,300 | 1,120,200 | 1,120,200 | Year End Roll | 12/18/2019 |
| 2019 | 101 | FV | 456,400 | 6000 | 10,158. | 507,300 | 969,700 | 969,700 | Year End Roll | 1/3/2019 |
| 2018 | 101 | FV | 442,200 | 6000 | 10,158. | 449,300 | 897,500 | 897,500 | Year End Roll | 12/20/2017 |
| 2017 | 101 | FV | 442,200 | 6000 | 10,158. | 376,900 | 825,100 | 825,100 | Year End Roll | 1/3/2017 |
| 2016 | 101 | FV | 442,200 | 6000 | 10,158. | 376,900 | 825,100 | 825,100 | Year End | 1/4/2016 |
| 2015 | 101 | FV | 417,500 | 6000 | 10,158. | 326,100 | 749,600 | 749,600 | Year End Roll | 12/11/2014 |
| 2014 | 101 | FV | 417,500 | 6000 | 10,158. | 315,300 | 738,800 | 738,800 | Year End Roll | 12/16/2013 |
| 2013 | 101 | FV | 417,500 | 6000 | 10,158. | 300,000 | 723,500 | 723,500 | | 12/13/2012 |

!12647!

**PRINT**

| Date | Time |
|---|---|
| 12/11/20 | 02:43:06 |

**LAST REV**

| Date | Time |
|---|---|
| 06/29/18 | 10:13:10 |

apro

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12647

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| FEINMANN PETER | 38404-191 | | 3/19/2003 | Family | 1 | No | No | | |
| FEINMANN PETER | 31806-163 | | 9/11/2000 | | 636,000 | No | No | | |
| BLASI ANNE E | 20632-390 | | 5/28/1998 | | 390,000 | No | No | | Y |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 12/22/2016 | 1552 | Add Bath | 25,000 | O | | | | |
| 3/24/2010 | 219 | Manual | 10,000 | | | | | FRAME HOME OFFICE |
| 2/14/2002 | 91 | Redo Kit | 40,000 | C | | | | REMODEL KIT-ADD MU |
| 12/18/2000 | 959 | Redo Bas | 5,000 | C | | | | PLAYROOM, BATH,LAU |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 6/1/2018 | Meas/Inspect | BS | Barbara S |
| 8/3/2017 | Measured | DGM | D Mann |
| 8/3/2017 | Permit Visit | DGM | D Mann |
| 8/3/2017 | Left Notice | DGM | D Mann |
| 6/17/2010 | Info Fm Prmt | BR | B Rossignol |
| 11/5/2008 | Meas/Inspect | 189 | PATRIOT |
| 5/21/2002 | Permit Visit | PM | Peter M |
| 1/13/2001 | MLS | MM | Mary M |
| 12/6/1999 | Meas/Inspect | 263 | PATRIOT |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | One Family | | 10158 | | Sq. Ft. | Site | | 0 | 70. | 0.71 | 8 | | | | | | | | | 507,320 | | | | | | 507,300 | |

Total AC/HA: 0.23320 | Total SF/SM: 10158 | Parcel LUC: 101 One Family | Prime NB Desc: ARLINGTON | Total: 507,320 | Spl Credit | Total: 507,300

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 108010 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 15 - Old Style | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 1 | Total: | 1 |
| Foundation: | 3 - BrickorStone | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 3 - Aluminum | | |
| Sec Wall: | 2 - Clapboard | 50 | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BROWN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | B- - Good (-) | | |
| Year Blt: | 1895 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | G12 | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wall | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 4 - Carpet | 50 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 1 - Forced H/Air | | |
| # Heat Sys: | 1 | | |
| % Heated: | 100 | % AC: | 100 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wall | | % Sprinkled: | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 1 | Rating: | Good |
| A Bath: | | Rating: | |
| 3/4 Bath: | 2 | Rating: | Very Good |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | Very Good |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | Good |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | Very Good |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | GD - Good | 18. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| | Total: | 18.6 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 130.00 |
| Size Adj.: | 1.02947235 |
| Const Adj.: | 0.99495000 |
| Adj $ / SQ: | 133.156 |
| Other Features: | 118632 |
| Grade Factor: | 1.21 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 745517 |
| Depreciation: | 138666 |
| Depreciated Total: | 606851 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units: | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 8 | BRs: | 3 | Baths: | 1 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | 2002 |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

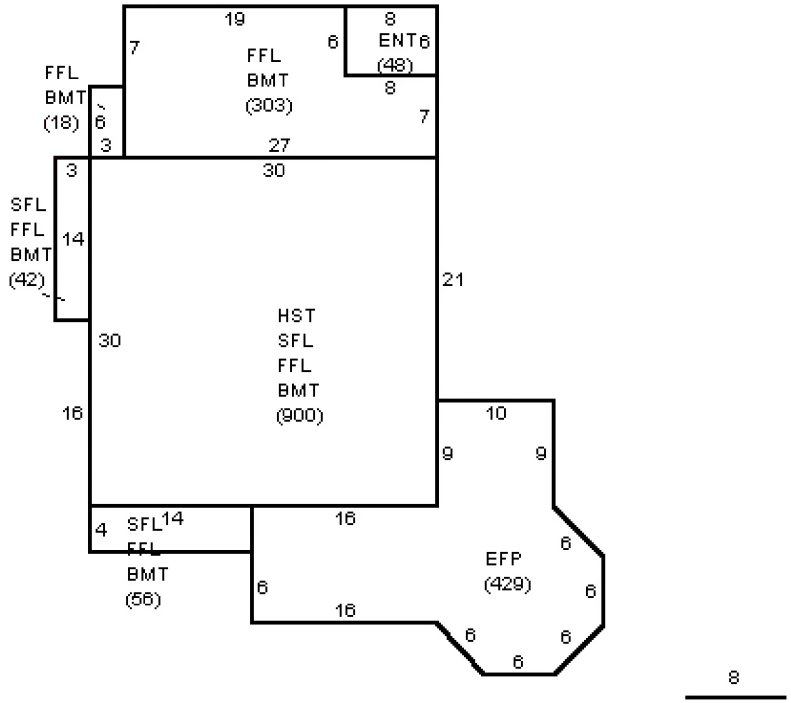
| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 8 | 3 | |
| Totals | | | |
| 1 | 8 | 3 | |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | 1.00 | Before Depr: | 161.12 |
| Special Features: | 0 | Val/Su Net: | 133.00 |
| Final Total: | 606900 | Val/Su SzAd | 219.34 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | Basement | 1,319 | 82.390 | 108,672 |
| FFL | First Floor | 1,319 | 133.160 | 175,632 |
| SFL | Second Floor | 998 | 133.160 | 132,889 |
| HST | Half Story | 450 | 143.810 | 64,714 |
| EFP | Enclos Porch | 429 | 33.400 | 14,329 |
| ENT | ENTRY | 48 | 26.270 | 1,261 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,563 | | | Total: | 497,497 |
| Size Ad | 2767 | Gross Are | 5013 | FinArea | 4086 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 100 | V | |
| HST | 100 | OFC | 80 | G | |

## MOBILE HOME

| Make: | | Model: | | Serial #: | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID

162.0-0002-0004.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 20X20 | A | AV | 1915 | 21.25 | T | 40 | 101 | | | 5,100 | | | 5,100 |
| 19 | Patio | D | Y | 1 | 18X16 | A | AV | 2002 | 3.55 | T | 13.6 | 101 | | | 900 | | | 900 |

| More: | N | Total Yard Items: | 6,000 | Total Special Featues: | | Total: | 6,000 |
|---|---|---|---|---|---|---|---|

## IMAGE

AssessPro Patriot Properties, Inc